



SITUATION

Located close to the junction with Vicarage Road in this popular residential and commercial area, less than a mile from Leyton Midland Road Station (Overground) and conveniently located for Leyton town centre.

Leyton is situated approximately 6 miles north-east of Central London.

PROPERTY

A mid-terrace building comprising **2 Self-Contained Flats** planned on the ground and first floors. The property includes a **Rear Garden** and a **Front Forecourt**.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat & Rear Garden	Not inspected	Individual(s)	125 years from 15th March 2002	£100	FRI Rent rises to £150 p.a. in 2042 & to £175 p.a. in 2082.
Front Forecourt		Individual(s) (Same lessees as ground floor flat)	From 1st January 2010 to 14th March 2127	Peppercorn	
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom, Sep WC (Area Approx. 1.033 sq ft)	Individual	Regulated	£8,216	EDR 26/02/2022
				Total: £8,316	

¹Not Inspected by Barnett Ross Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 2: The Freeholder insures. Current sum insured is £438,980 and the current premium is £929.23 p.a.

Note 3: A 2 bed flat at 450b Lea Bridge Road sold for £360,000 in August 2022 (Source: Zoopla.co.uk).

£8,316 per annum

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Vendor's Solicitors

Tel: 020 8906 4411 Ref: Alison Sandler
Email: a.sandler@grgroup.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**